



FM Insurance Europe S.A., Luxemburg
 Bern Branch
 Morgenstrasse 129
 3018 Bern
 Switzerland
 Tel: +41 79 381 36 98

CERTIFICATE OF INSURANCE

This certifies that FM Insurance Europe S.A. insures the property listed below in accordance with the terms and conditions of the below referenced Policy and Endorsements attached thereto. This Certificate of Insurance does not amend, extend, or otherwise alter the terms and conditions of insurance coverage provided by such Policy.

Policy No.:	1082353	Policy Term	
Account No.:	1-05644	Effective Date:	29 June 2021
NAMED INSURED:		Expiration Date:	29 June 2022

Trustees of Boston University, Boston, succursale de Geneve (Geneva Branch)

DESCRIPTION AND LOCATION OF PROPERTY COVERED:

Real and Personal Property	Location No.:	INDEX No.:
	SZ01	SZ1880.00
Housing		
18 Rue Muzy		
1207 Geneva, Switzerland		

COVERAGE IN FORCE: (subject to limits of liability, deductibles and conditions in the Policy)

Insurance Provided:	Peril:	Limit Of Liability:
Property Damage	All Risk	USD 15.584.000
Time Element - Loss of Rents/Business Interruption	All Risk	USD 3.382.191

ADDITIONAL INTERESTS:

Additional interests as detailed below are covered in accordance with Certificates of Insurance issued to such interests and on file with this Company. Loss, if any, shall be payable to such additional interests, as their interests may appear, and in accordance with loss payment provisions of the Policy.

CERTIFICATE TERM: **Effective:** 29 June 2021
Expires: 29 June 2022

INTEREST TYPE:

Mortgagee in accordance with the Additional Interests clause stated above and mortgagee provisions of the Policy.

CTL 2008-7 Trust (Boston University)
 c/o Zions Bank
 ZB, National Association dba Zions Bank
 401 Liberty Avenue STE 1729
 Pittsburgh, Pennsylvania 15222, USA

"All Risk" Property including Boiler and Machinery

CTL 2008-7 Trust (Boston University)
 c/o Zions Bank
 ZB, National Association dba Zions Bank
 401 Liberty Avenue STE 1729
 Pittsburgh, Pennsylvania 15222, USA

Certificate No: 00001-001

Authorised Signature / Issue Date
 Rudi Scheller / 01 July 2021

For questions, contact: Charles Tallent

FM Insurance Europe S.A., Luxemburg, Zweigniederlassung Bern,
 Registered office: c/o CORE Trehand AG, Eigerstrasse 60, 3007 Bern.

Account No.: 1-05644
Policy No.: 1082353

Certificate No: 00001-001

LENDERS LOSS PAYEE AND MORTGAGEE INTERESTS AND OBLIGATIONS:

A. The Company will pay for loss to specified property insured under this Policy to each specified Lender Loss Payee (hereinafter referred to as Lender) as its interest may appear, and to each specified Mortgagee as its interest may appear, under all present or future mortgages upon such property, in order of precedence of the mortgages.

B. The interest of the Lender or Mortgagee (as the case may be) in property insured under this Policy will not be invalidated by:

1. any act or neglect of the debtor, mortgagor, or owner (as the case may be) of the property.
2. foreclosure, notice of sale, or similar proceedings with respect to the property.
3. changes in the title or ownership of the property.
4. changes to a more hazardous occupancy.

The Lender or Mortgagee will notify the Company of any known change in ownership, occupancy, or hazard and, within 10 days of written request by the Company, may pay the increased premium associated with such known change. If the Lender or Mortgagee fails to pay the increased premium, all coverage under this Policy will cease.

C. If this Policy is cancelled at the request of the Insured or its agent, the coverage for the interest of the Lender or Mortgagee will terminate 10 days after the Company sends to the Lender or Mortgagee written notice of cancellation, unless:

1. sooner terminated by authorisation, consent, approval, acceptance, or ratification of the Insured's action by the Lender or Mortgagee, or its agent.
2. this Policy is replaced by the Insured, with a policy providing coverage for the interest of the Lender or Mortgagee, in which event coverage under this Policy with respect to such interest will terminate as of the effective date of the replacement policy, notwithstanding any other provision of this Policy.

D. The Company may cancel this Policy and/or the interest of the Lender or Mortgagee under this Policy, by giving the Lender or Mortgagee written notice 60 days prior to the effective date of cancellation, if cancellation is for any reason other than non-payment. If the debtor, mortgagor, or owner has failed to pay any premium due under this Policy, the Company may cancel this Policy for such non-payment, but will give the Lender or Mortgagee written notice 10 days prior to the effective date of cancellation. If the Lender or Mortgagee fails to pay the premium due by the specified cancellation date, all coverage under this Policy will cease.

E. The Company has the right to invoke the Policy's SUSPENSION clause. The suspension of insurance will apply to the interest of the Lender or Mortgagee in any machine, vessel, or part of any machine or vessel, subject to the suspension. The Company will provide the Lender or Mortgagee at the last known address a copy of the suspension notice.

F. If the Company pays the Lender or Mortgagee for any loss, and denies payment to the debtor, mortgagor or owner, the Company will, to the extent of the payment made to the Lender or Mortgagee be subrogated to the rights of the Lender or Mortgagee under all securities held as collateral to the debt or mortgage. No subrogation will impair the right of the Lender or Mortgagee to sue or recover the full amount of its claim. At its option, the Company may pay to the Lender or Mortgagee the whole principal due on the debt or mortgage plus any accrued interest. In this event, all rights and securities will be assigned and transferred from the Lender or Mortgagee to the Company, and the remaining debt or mortgage will be paid to the Company.

G. If the Insured fails to render proof of loss, the Lender or Mortgagee, upon notice of the Insured's failure to do so, will render proof of loss within 60 days of notice and will be subject to the provisions of this Policy relating to APPRAISAL, SETTLEMENT OF CLAIMS, and SUIT AGAINST THE COMPANY.

H. Other provisions relating to the interests and obligations of the Lender or Mortgagee may be added to this Policy by agreement in writing.